DOCUMENT RESUME

ED 069 033 EA 004 591

TITLE	The New Student Housing at New College.
INSTITUTION	New Coll., Sarasota, Fla.
PUB DATE	[69]
NOTE	12p.
EDRS PRICE	MF-$0.65 HC-$3.29
DESCRIPTORS	Building Plans; *College Housing; Construction Costs; *Construction Management; *Cost Effectiveness; Design Needs; Housing Needs; *Planning (Facilities); *Residential Colleges; Student Opinion; Student Participation

ABSTRACT

This document records the results of two years of research and planning that preceded the start of construction of the new student housing. To assure that the new housing facilities provided a sympathetic living environment, research-oriented seminars were held in which students, faculty, and staff discussed various concepts of college housing. The resulting facility represents the architectural expression of the students' desire for more privacy, the planning teams' agreement that faculty and student learning and living should be combined in one colony, and the architect-client-contractor-supervisor-subcontractor team's efforts in producing high quality student housing at easily amortized costs. (Photographs may reproduce poorly.) (EA)

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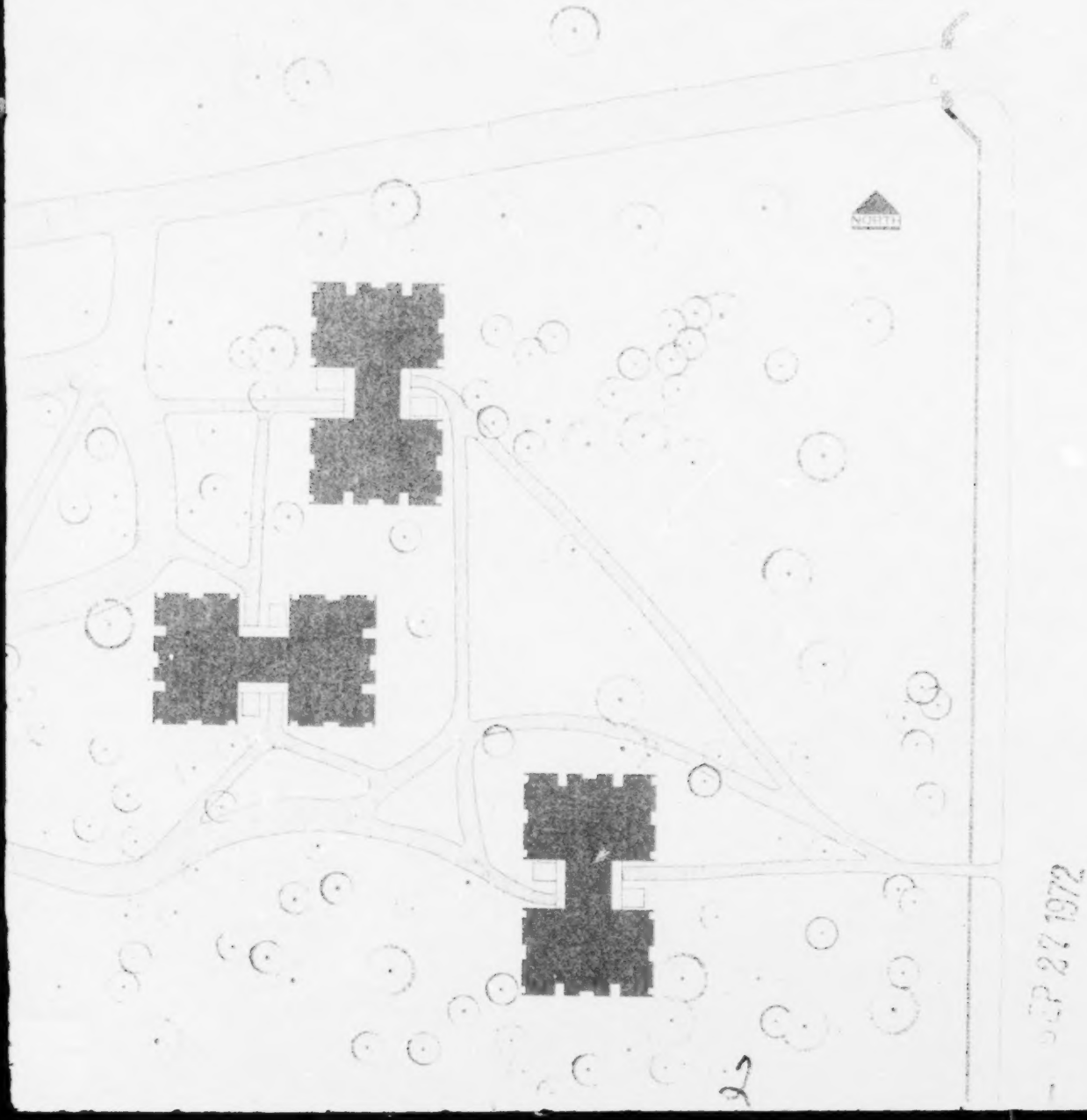

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Students and Housing:

HAROLD B. GORES

of the Educational Facilities Laboratories, Inc., calls the long accepted college policy toward dormitories "custody and containment." Colleges sit nervously in the roles of landlord and surrogate parent, and those which can summon enough money often build urgently needed housing only to find it impossible to keep it occupied!

"Very few young people nowadays pick their colleges on the basis of how they like the living conditions. But today's students do have firm views about how they want to live, and they are more demanding in many ways than any previous generation of college students. Emerging from a more affluent middle class, they are not willing to put up with austerity simply because that's the way it always was. More mature in some ways than their predecessors, they will not tolerate regimentation in their social behavior."

"So pressing is the need for housing to accommodate the rapidly rising college population that few administrations have the money or the inclination to heed student preferences. But on a few campuses across the U.S. imaginative architects are guiding the builders toward introducing a new and more congenial style of life."

Quoted By Permission of
FORTUNE MAGAZINE
January, 1969

New College

is one of the first, few American colleges that has taken positive steps toward creating a "new and more congenial style of living" for its students. Since New College is basically a residential college, with students drawn from every part of the country, the housing facilities should be a sympathetic li ing environment. Since this is his home, facilities should minimize any institutional atmosphere.

The Problems:

There are two basic problems relating to student housing on today's college campus. The first relates to acceptability — acceptability by the students. The second problem relates to financing. Most colleges are forced to build with borrowed money, hoping that student fees will liquidate the mortgage. Ever-increasing construction costs and high interest rates have added to these problems.

Participants in Planning:

Two years of research and planning preceded the start of construction of the new student housing at New College. The Educational Facilities Laboratory, a Ford Foundation study-group, sponsored seminars in which students, faculty and staff discussed various concepts of college housing. Ferendino/Grafton/Pancoast/architects of Miami actively participated in these seminars and reviewed all areas of discussion.

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building design by Ferendino/Gr
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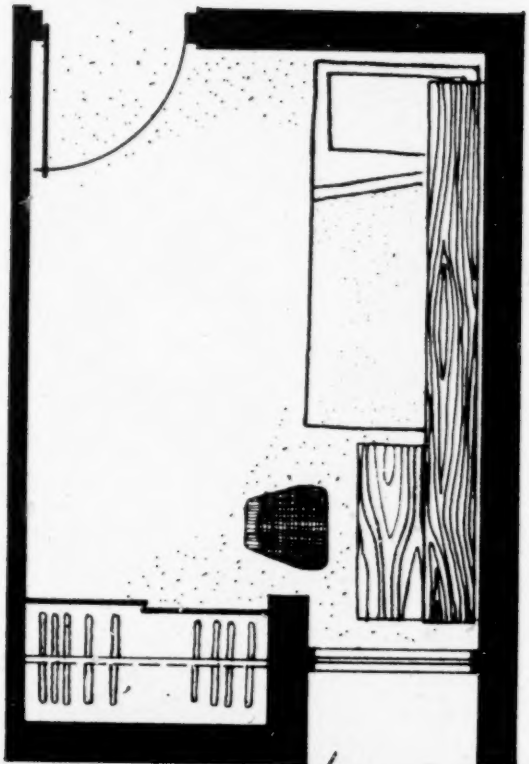


The results of these seminars were listed in preparation for building design by Ferendino/Grafton/Pancoast. Student participants had agreed on five basic preferences:

Number 1: Privacy

Students placed greater emphasis upon privacy rather than on space, and upon the need to be alone when they wished. Over 60 percent desired single rooms, others indicating the desire for privacy within double rooms.

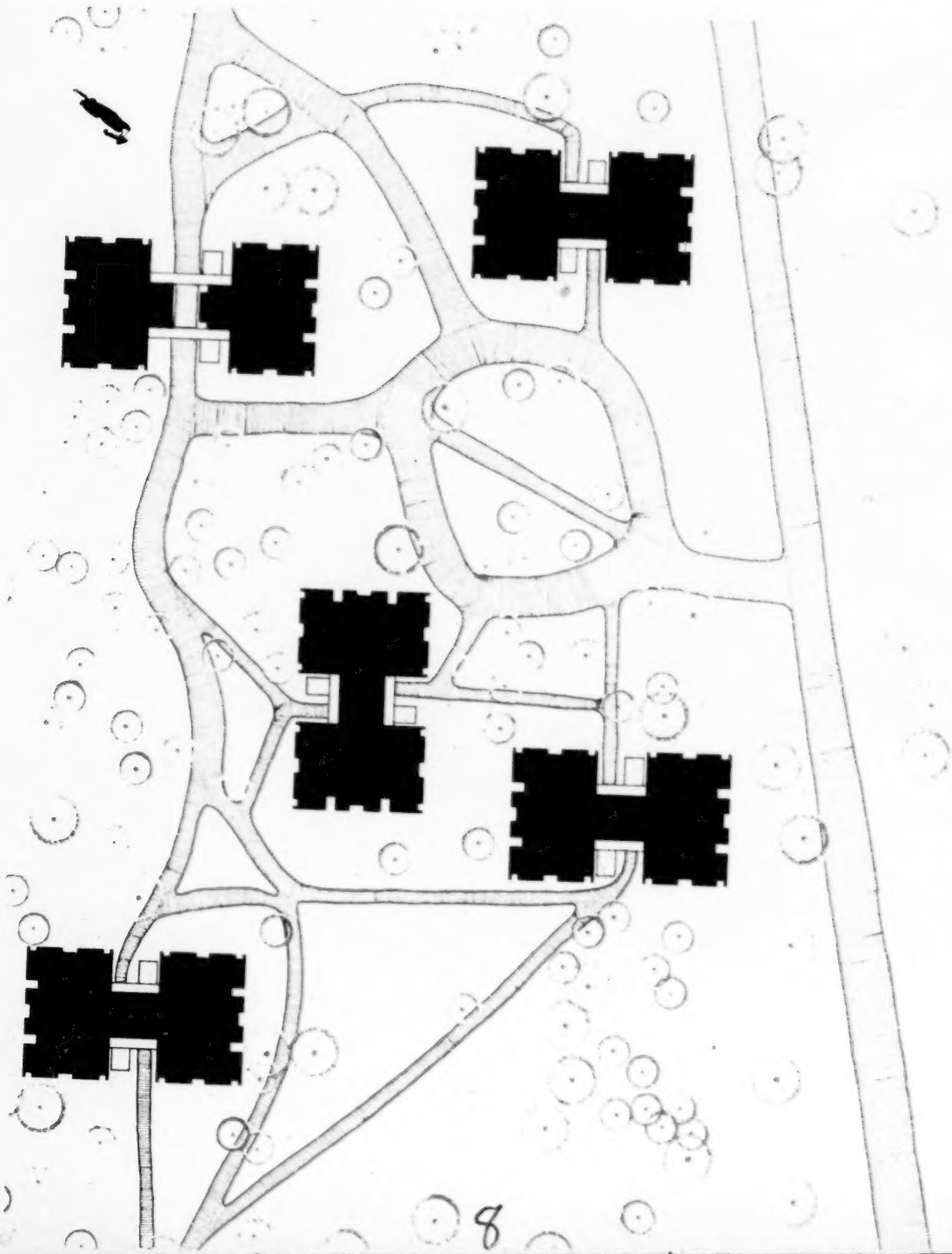
(2) All participants strongly favored smaller, more personal buildings, rejecting institutional, long corridor, hotel-like dormitories.

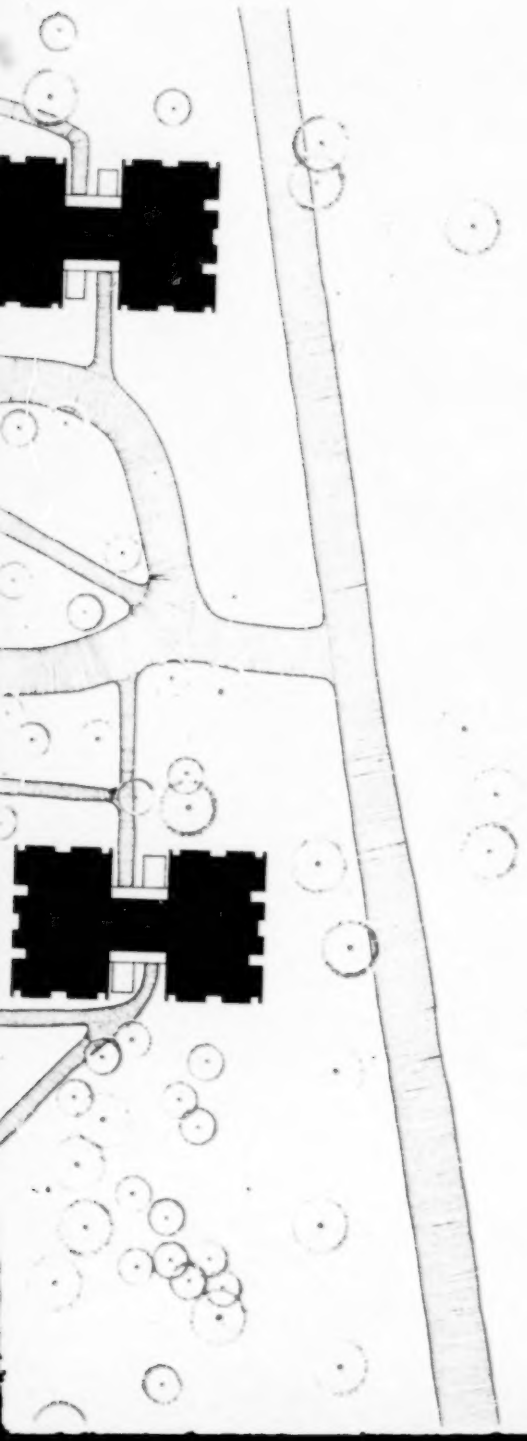
(3) Students rejected large student lounges designed for more than 12 people, describing them as "furniture show rooms" or "Greyhound bus terminals."

(4) Shared bath facilities were acceptable, with the important qualifications that a small group of students share them, and that the passage between room and bath be both short and private and that bathroom facilities be individualized.

(5) Student rooms were requested which would provide for individual arrangement of furniture and decor.

Both single and double rooms, though small, offer rearrangement possibilities, but suggested desk placement allows window view while studying, as well as the chance to spread study material on the nearby bed. One wall of each room is tackboard and the other adjustable bookshelves. Bookshelves in the double rooms separate the rooms into two, or may be moved aside, as the occupants decide. A wood molding surrounds the walls at the ceilings, from which various decorative paraphernalia may be hung. Students select their preference in color-scheme of carpeting, furniture upholstering and walls.





The Buildings

are quietly horizontal, held to two stories not to diminish the scale of the vertical pines. Entrances are meant to be generous and inviting, reached by informal walks and service roads. Ordinary masonry materials are treated in a non-ordinary way: textured stucco walls contrast with plywood formed stained concrete exposed structure. Although the pedestrian paths are low cost asphalt, they have rolled into them a surface of white sea shells. Each building carries a different neutral color, to prevent its merging visually with the others. Materials and colors will relate this housing colony with the future buildings of the college's academic complex to the west.

Members of the planning team agreed that faculty and students, learning and living facilities should be combined within the colony. The central building has been made to straddle the major east-west circulation walk. If future college needs change, its classroom spaces can easily be converted into additional student rooms.

Eventually two additional buildings can be located within the pine grove of the Palmer campus, consciously not regimented or joined together, but freely placed to avoid the better trees and treated as independent elements.

A Sympathetic Living Environment

Four of the new buildings will house 40 students each. Each group of ten students will live in a suite sharing a large living-room overlooking a beautiful stand of pine trees. Adjoining each of the living-rooms will be a kitchenette with a stove and refrigerator where coffee and snacks can be prepared. Students in each suite will share bathroom facilities. Contemporary dormitory design recognizes that students generally do not object to sharing bathroom facilities as long as such facilities are private to a small group within a small area and can be reached from individual rooms without involving the transit of interminable corridors.

The living-room area is effectively separated from student rooms and bath areas so that students do not have to be robed to step to the bathroom and all toilet and bath areas are individualized for further privacy. Maximum consideration has been given to soundproofing rooms: floors are carpeted; air-conditioning and air-handling units are located on the roof where they will not disturb the students in suites. There are double walls in the area between bath and living spaces and a special wall structure for sound attenuation.

In the fifth building of this cluster there will be two faculty apartments, faculty offices, classrooms which can serve as study rooms at night, and student activity rooms such as a mail room, TV room, laundry, vending machines and storage areas. The emphasis on planning the entire cluster was that each area should constitute a community for learning and living. Classrooms and faculty should not necessarily be relegated to certain specific areas of the campus but should be placed so that there would be an interminging of disciplines, with faculty and students living and studying together.

UP
A/C
BATH
LIVING ROOM
LIVING ROOM
A/C
UP
TYPICAL SINGLE BEDROOM
TYPICAL DOUBLE BEDROOM

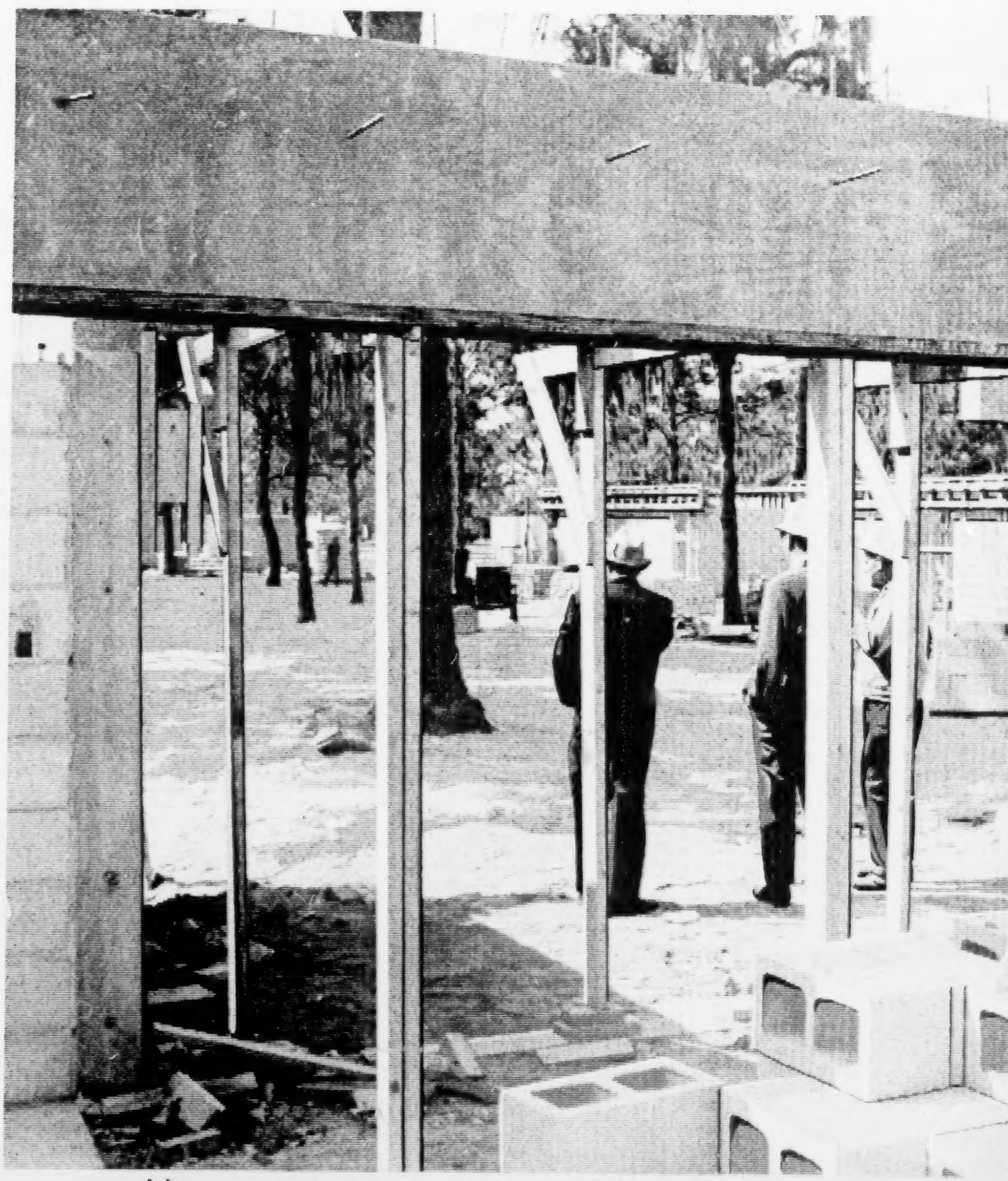
UP
A/C
BATH
LIVING ROOM
LIVING ROOM
A/C
UP
TYPICAL DOUBLE BEDROOM

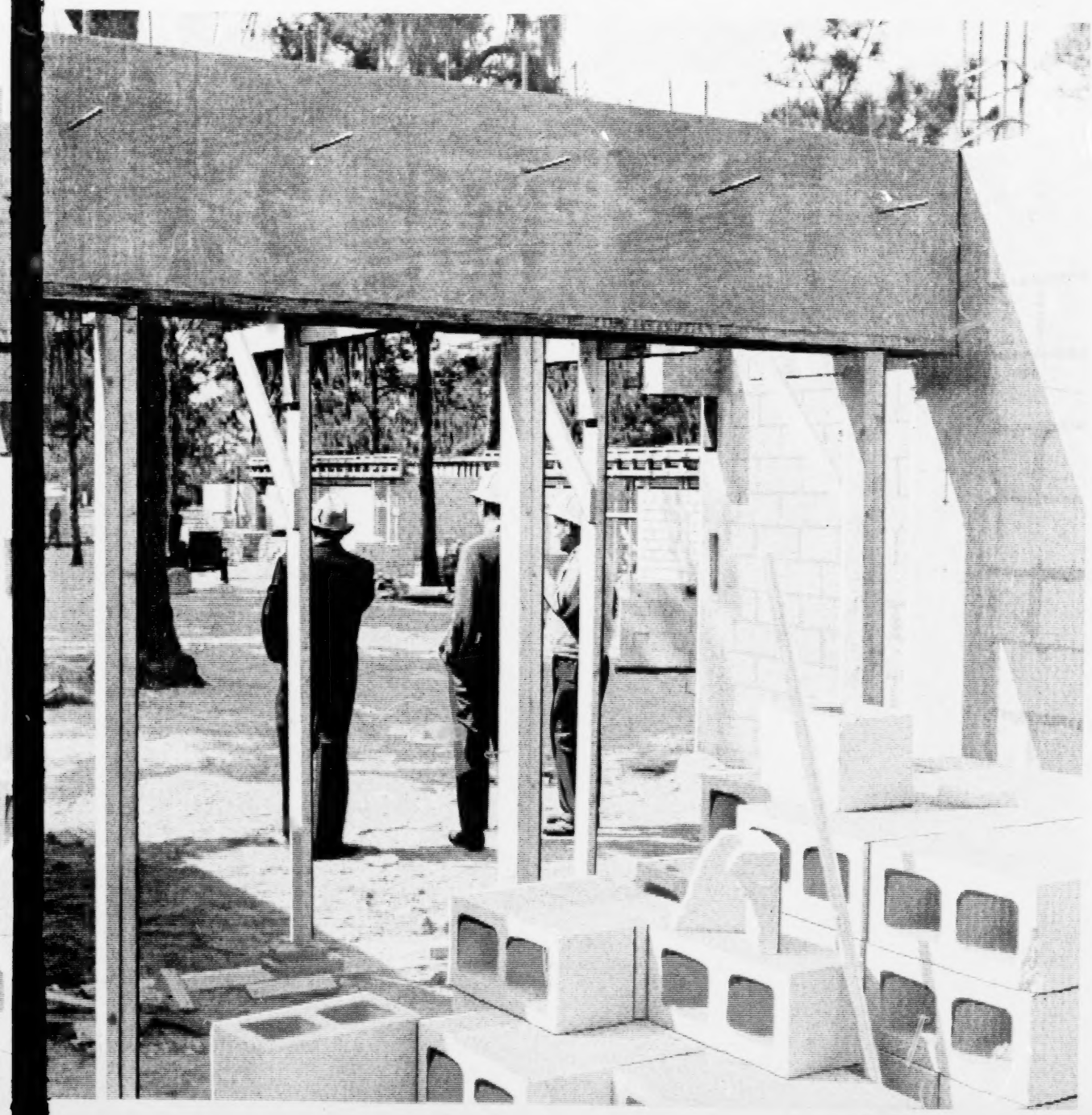
Construction

Construction of the new housing is being accomplished through a unique contractor/consultant arrangement with T. T. Watson, Inc., of Sarasota. Mr. Watson, who has long been a friend of New College, has worked with the architects and the staff in final working drawing stages, and assisted with incorporating many cost-saving suggestions made possible by his close association with the local labor and material markets.

The construction is being paid for on a "cost plus minimum overhead and profit percentage." For most materials, the college pays direct and as a non-profit institution is not subject to the state's 4 percent sales tax. Everyone working on the project has been invited to make cost saving suggestions. Where such suggestions do not adversely affect design, they are used. By working as a team, architect, client, contractor, architect's supervisor, and sub-contractors are producing high quality student housing at a *total project* cost per student of $3,400.00, or $12.00 per square foot. This amount can easily allow self liquidation under a 7 percent, 20-year mortgage if students are charged a fee which provides $325.00 per year available for debt service.

As New College experiences its scheduled growth, and adds further housing facilities, the buildings herein described will once again be evaluated by those who live in them and thus maintain communication with those who design, construct, and pay for them.





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